

6. REZONING NO. 2008-9 - Vicinity of the northwest corner of 175th Street and Switzer Road

1. APPLICANT: Schlagel & Associates, P.A., is the applicant for this request.
2. REQUESTED ACTION: The applicant is requesting a rezoning from RUR-J, Rural District, Johnson County, to R-1, Single-Family Residential District, to allow a single-family subdivision.
3. LOCATION: The 94.71-acre tract is located in the vicinity of the northwest corner of 175th Street and Switzer Road.
4. CHARACTER OF THE NEIGHBORHOOD: The neighborhood is characterized by undeveloped land and single-family residences on large lots.
5. LAND USE AND ZONING PATTERNS: The land to the north is zoned RN-1J, Residential Neighborhood One District, Johnson County, and is developed with single-family residences on large lots. Across Switzer Road to the east is undeveloped land zoned RUR-J. The land to the south is zoned RUR-J and RN-1J and is developed with single-family residences on large lots. Property to the west is undeveloped and is zoned RN-1J.
6. ANALYSIS: The applicant is requesting a rezoning from RUR-J to R-1 to allow a single-family subdivision. This request is to a conventional district so no preliminary plan is required. The property will be preliminary and final platted in the future.

Prior to this rezoning request, staff was contacted by a resident that lives to the north of this property. After meeting with the resident, it became evident that there are significant downstream drainage issues in this area. At the time of preliminary plat submittal, staff will require a detailed analysis of the drainage issues in this area to be submitted with the Preliminary Stormwater Management Study. Staff will then determine what improvements will need to be made based on the results of the study as well as any transportation impacts.

7. CONFORMANCE WITH THE MASTER PLAN:
 - a. FUTURE DEVELOPMENT PLAN MAP: The Master Plan identifies this area as a Transition Area, which does permit R-1 developments when sewers are available. Therefore, this request does conform to the Master Plan.

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8. STAFF RECOMMENDATION: The staff recommends approval of Rezoning No. 2008-9, with no stipulations.